

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

REGULAR MEETING
MAY 19, 2022

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair
Commissioner Lois A. Smith, Vice Chair
Commissioner Kathryn West
Commissioner Bill Schwartz
Commissioner Jose Galvan
Commissioner Ashanti Hamilton

MEMBER EXCUSED: Commissioner Monique Charlier

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the April 21, 2022 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Chair Hardrick reported there are no public hearings for today's meeting and we will begin with Regular Business.

Item 1, Regular Business

Resolution approving an amendment to a Riverwalk Development Agreement among Admiral's Wharf, LLC, the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 234 South Water Street, TID #68 (First Place).

Alyssa Remington of the Economic Development Team introduced the item by stating this amendment was necessary to deal with pandemic-related construction cost increases. The development is to close on their financing in a few weeks and this amendment will allow for an increase in City contribution for the riverwalk and public access from \$2.2M to \$2.7M. The funding formula continues to follow the 50% dockwall and 70% riverwalk contribution from the City. The City will also be paying for 100% of the riverwalk connection beneath the Pittsburgh Avenue bridge and Oregon Street Right-of-Way. The developer will have a best efforts goal of 25% SBE and 40% RPP.

Commissioner Schwartz asked what a "paper street" was to which Ms. Remington stated it is a street on a map where improvements have not yet been made. He then asked about the cost increase. Ms. Remington stated the increased costs were primarily due to steel and concrete prices. Finally, Commissioner Schwartz asked about ADA compliance of the riverwalk that was discussed the last time this item came before the Authority Board. Ms. Remington responded that the lift at W. Michigan Street was replaced with a ramp and the riverwalk under the freeway adjacent to the proposed dog park is currently being designed and will address ADA compliance.

Ryan Bedford of the Development Team thanked the Board for their time and his group is anxious to get started with the development.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10909.

Item 2, Regular Business

Resolution authorizing a License Agreement with the Westown Association for the property at 401-41 West Wisconsin Avenue for a special event.

Dan Casanova of Economic Development presented the resolution. This annual request is for the Night Markets whereby Westown Association held 1 event last year and is proposing to hold four this year: June 14, July 13, August 17, and September 21 (with an optional date of October 12). The previous events had been supported by NEWaukee and have been successful in bringing people to the area.

Commissioner Smith asked about the site and its availability. Mr. Casanova stated the RFP was recently updated and reposted and now includes the Vel R. Phillips Plaza design.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10910.

Item 3, Regular Business

Resolution relative to application, acceptance, and funding of a Greater Milwaukee Foundation Grant for the staffing of the Public Artist in Residency pilot program in the City of Milwaukee.

Sally Svetic of the Department's Commercial Corridor Team and the City's representative on the Milwaukee Arts Board introduced the resolution. Ms. Svetic then described the Public Artist in Residence (PAIR) program and how this grant will assist City staff in serving the PAIR pilot program. The Department of Public Works will host the PAIR and this \$20K grant request has not yet been awarded but all indications are that GMF is looking at this application favorably.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10911.

Item 4, Regular Business

Resolution authorizing a License Agreement with Zignego Company, Inc. for the property at 3940 North 35th Street at the Century City Business Park.

Benji Timm, Century City Project Manager, described the license request between the Authority and Zignego Company that is proposed for June 2022 through December 2022. The Century City site has had 3 concrete crushing operations over the years. This one would not only help DPW and DOT with the Humboldt Avenue road rebuild but would also assist the Authority in pre-development of the Century City site through concrete removal south of the Century City 1 building and the 8 acres of concrete at 3940 N. 35th Street. This is a short-term license where Zignego will operate during normal business hours, pay the Authority \$1, and maintain the area along Capitol Drive. This request will also have to go in front of BOZA for a special use approval. There has been considerable outreach to the local Alderman, the neighbors, and the Business Improvement District with no issues.

Commissioner Schwartz asked about the airborne dust to which Dan Zignego stated the dust emissions related to the process of crushing concrete into gravel is regulated by the

Redevelopment Authority Minutes
Regular Meeting of May 19, 2022

State DNR. Before the equipment is operational, it must be approved by the State of WI. Further, water is constantly sprayed on the piles to mitigate the dust. The location of this site is a significant distance from any residences but BOZA has the ultimate approval in regards to health and safety with crushing operations.

Chair Hardrick asked about any previous complaints from the prior crushing operations to which Mr. Timm stated that he heard no complaints. Commissioner Galvan asked about access to the site off of Capitol Drive. Mr. Timm stated the proposed access was best since it is a controlled intersection with lights and is further away from the Sherman Park neighborhood.

Finally, Commissioner Schwartz asked how many loads would be entering the site per day. Mr. Zignego thought 50 trucks per day would be the maximum.

Commissioner Schwartz moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10912.

Item 5, Administration

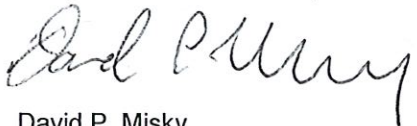
Resolution commending Gregg Hagopian for his service to the Redevelopment Authority of the City of Milwaukee.

Assistant Executive Director Dave Misky read the resolution into the Authority record congratulating Gregg Hagopian on his years of service to RACM.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10913.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Smith to schedule the next regular meeting for **June 16, 2022**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



David P. Misky
Assistant Executive Director-Secretary

NOTE: An audio file of this meeting is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.